

## **MINUTES**

### **Attendance**

**Members Present:** Jonathan O'Keeffe, Bruce Carson, Richard Roznoy, Rob Crowner

**Members Absent:** None

**Other Planning Board Members present:** None

**Staff present:** Jonathan Tucker, Planning Director; Christine Brestrup, Senior Planner

**Liaisons present:** Tom Ehrgood (ZBA liaison)

**Others present and participating:** Laura Fitch, Walter Wolnik, Sarah la Cour, Joan Burgess

### **Discussion**

The meeting began at 5:05 p.m.

#### Announcements (5:05 p.m.)

Mr. O'Keeffe announced that he had been working with ACTV to enable meetings of the subcommittee to be televised on ACTV, and that this meeting was being recorded for later rebroadcast and viewing on the ACTV website.

#### Review of Zoning Priorities (5:10 p.m.)

Mr. Tucker discussed recent changes to the draft work plan. These included issues involving duplexes, including defining the level of attachment required between units in a duplex, and the potential for separately regulating owner-occupied duplexes and those not occupied by an owner. He also raised the possibility of regulating the minimum number of floors in certain zoning districts, and the possibility of changing the submission requirements for materials for Site Plan Reviews. He mentioned revision of the Watershed Protection district lot coverage regulations, requested by the DPW in response to changes in state law, and discussed issues related to the different subtypes of B-L districts in our current zoning. He discussed the possibility of regulating the minimum/maximum number of units in townhouses and apartments differently depending on the zoning district, and mentioned that a petition article for raising livestock as an accessory use was under consideration.

Mr. Crowner said that he would like a consideration of zoning issues in East Amherst to be added to the priority list.

Mr. Roznoy said that he would like the priority list to include a more comprehensive review of residential parking regulations. The subcommittee agreed, and asked for this to be added to the list. Mr. Roznoy also said that he felt that the accessory livestock issue should be prioritized at a lower level, because the board and staff had more important priorities. Mr. Carson agreed with a lower priority for accessory livestock. Mr. O'Keeffe said that he thought accessory livestock was important and deserved attention, but might need to be temporarily reduced in priority due to the subcommittee's need to consider other issues such as Development Modification and the North Amherst/South Amherst rezoning projects.

Mr. Tucker indicated that it was unlikely to be able to complete the process of designing rezoning proposals for North and South Amherst sufficiently in advance of the spring Town

Meeting so as to be able to bring these proposals to the spring TM, and said that instead it would be more likely that work would continue through the spring and the summer with a goal of having proposals ready for the fall TM.

Ms. Brestrup described the Town's efforts exploring pursuing designation as a Green Community, and said that this would require expedited permitting for research and development relating to alternative energy.

The subcommittee discussed potential approaches to take with respect to the Development Modification proposal. Mr. Roznoy indicated a preference for a system that was more simplified, and less specifically focused on the point system. Mr. Carson indicated support for this approach, and suggested restricting the system to particular geographic areas, along with connecting specific benefits to specific project attributes. Mr. O'Keeffe said that restricting the scope of the system to central areas would remove the potential to influence potentially objectionable projects in outlying areas, which was a key component of the original article. The subcommittee further discussed whether or not a point system was desirable, and what potential alternatives might be available. Mr. O'Keeffe suggested that subcommittee members prepare specific suggestions to bring to the next meeting for discussion, with details on potential modifications to the existing article, or proposals for larger-scale alternatives to the concept of a point system, and members agreed to do so.

Laura Fitch addressed the subcommittee, and stated that she has experience working with LEED certifications, which use a somewhat similar points-based system to encourage sustainable building practices, and that this approach has been very successful and has transformed the building industry.

Tom Ehrgood addressed the subcommittee, and said that many of the goals in the Master Plan that the Development Modification proposal was trying to implement were not well-understood by members of the community, which likely hindered acceptance of the proposal.

Walter Wolnik addressed the subcommittee, and asked that the subcommittee consider adding Transfers of Development Rights to the work plan. Mr. O'Keeffe indicated that he saw TDR more as a tool to be used in pursuit of other goals, rather than as a goal pursued for its own sake, but he and the subcommittee agreed that it would be worth adding to the work plan to help keep it in mind.

Sarah la Cour addressed the subcommittee, and said that the ongoing work on the North Amherst and South Amherst rezoning projects might inform the process of creating the Development Modification proposal, if Development Modification were to take place after the North Amherst and South Amherst projects. She also said that the point system for Development Modification could be messy, but it was defensible and fair.

The subcommittee reviewed the overall work plan, and discussed priorities and timetables for the zoning amendments listed in the highest priority section. The items identified for potential inclusion as articles at the 2011 Annual Town Meeting included Development Modification, duplexes, review of residential parking requirements, expedited permitting for energy-related projects, Watershed Protection district lot coverage requirements, and SPR submission requirements. Items identified as active, and likely to be brought to subsequent Town Meetings, included rezoning in North Amherst and South Amherst, Gateway rezoning, accessory livestock, minimum floor requirements, definition of the B-L district, unit counts for townhouses and apartments, and the "four unrelated" issue in the definition of a "family".

Ms. la Cour addressed the subcommittee, and indicated her disappointment with the slow pace of work on the North Amherst rezoning proposal. Mr. O'Keeffe echoed this, but said

that specific plans were now in place to move the project forward, and that a fall date was likely to be achieved.

Joan Burgess addressed the subcommittee, and asked about the status of the private student housing item on the work plan. Mr. O'Keeffe and Mr. Tucker indicated that this was not active in the absence of a concrete proposal for the Gateway project, and Mr. O'Keeffe suggested removing this from the Priority A section of the plan.

#### North Village / Atkins Corner RFP (6:30 p.m.)

The subcommittee discussed its plans for reviewing the responses to the RFP for this project, due on January 7. Mr. O'Keeffe said that he would like the whole subcommittee to review the plans, and the subcommittee agreed. Mr. O'Keeffe proposed a meeting on the following Wednesday, January 12, specifically dedicated to this topic.

#### **Adjournment**

The meeting was adjourned at 6:40 p.m. The next meeting of the Zoning Subcommittee was scheduled for Wednesday, January 12, 2011 at 5:00 p.m. Respectfully submitted by Jonathan O'Keeffe, subcommittee member

[Minutes approved 1/19/11]